

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JANUARY 21, 2016  
IN COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

Vice-Chairperson Stephen Haase called the meeting to order at 9:05 a.m. The meeting was recessed by Vice-Chairperson Stephen Haase at 1:20 p.m. for lunch break to reconvene at 2:00 p.m.

Per Rule 4.3

In the absence of both the Chair and Vice-Chair, Commissioner Wagner made the motion to elect Commissioner Sue Peerson as the Chair to preside during the afternoon session. Commissioner Quiroz seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioners Golba and Haase absent.

The meeting was reconvened by Commissioner Sue Peerson at 2:00 p.m. with Commissioner Chairperson Golba and Vice-Chairperson Stephen Haase absent. Commissioner Peerson adjourned the meeting at 3:26 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Tim Golba – absent  
Vice-Chairperson Stephen Haase – present/out at 1:20 p.m.  
Commissioner James Whalen – present  
Commissioner Anthony Wagner – present  
Commissioner Sue Peerson – present  
Commissioner Theresa Quiroz – present  
Commissioner Douglas Austin – present

Staff

Shannon Thomas, City Attorney – present  
Nancy Bragado, Planning Department - present  
Mike Westlake, Development Services Department – present  
Louis Schultz, Development Services Department – present  
Carmina Trajano, Recorder – present

## PLANNING COMMISSION MINUTES FOR JANUARY 21, 2016

ITEM – 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

NONE

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

ITEM # 10 – 101 DICKINSON – PROJECT NO. 406244 - **WITHDRAWN**

ITEM – 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

ITEM # 11 – MERGE PDP AMENDMENT – PROJECT NO. 442226

ITEM # 12 – RANCHO MILAGRO – PROJECT NO. 332547

ITEM – 4: **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5: **DIRECTOR'S REPORT:**

Nancy Bragado announced that the Planning Department has three public workshops coming up and would like to invite the public participation in: De Anza Revitalization Plan on January 28th from 6-8 p.m. at Mission Bay High School; Palm Avenue Revitalization Plan on February 10th at 4:30 p.m. at the Nestor Library; and the Mission Valley Community Plan Update focus on Design Professionals, but all are welcome on February 12th at 11 a.m. at the Golden Hall in Downtown.

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Haase commented the he spoke to the Planning Director this morning regarding a Mobility Workshop and may be able to schedule something in late March or early April. He stated that OPR issued its last set of draft guidelines regarding SB 743 which is going to change how we look at traffic and transportation; there's a lot of work being done right now as we speak by our Transportation professionals and by the staff.

ITEM – 7: **APPROVAL OF MINUTES FROM OCTOBER 15, 2015, OCTOBER 22, 2015 AND OCTOBER 29, 2015**

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE THE MINUTES FROM OCTOBER 15, 2015. Commissioner Pearson seconded the motion. The motion

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passed by a vote of 6-0-1 with Commissioners Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Golba absent.

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE THE MINUTES FROM OCTOBER 22, 2015. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Golba absent.

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE THE MINUTES FROM OCTOBER 29, 2015. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Golba absent.

### ITEM – 8: ***Expedite***

#### **SANTA BARBARA PLACE RESIDENCES – PROJECT NO. 361595**

City Council District: 2                      Plan Area: Mission Beach

Staff: Jeffrey A. Peterson

Speaker slips in favor of the project submitted by Timothy McGowan, McKellar, Jeff Johnson, John Leppert, Marty Ohmstead, Jacob Swim, Shawn Shamlou, Jennifer Sucha, Andrew Talbert, Katherine Godfrey, Robert Hidey, Chris Barlow, Maya Rosas, Tyler Sherer, Allison Rolfe, Ron Matranga-Agorist, John Gross, Marcela Escobar-Eck, Heather Riley, Elizabeth Chadwick and Michael Duckor

Speaker slips in opposition to the project submitted by Deborah Watkins, Stan Zahrt, Christina Starr, Dennis Lynch, Michelle Rawdin-Baron, Andy Chotiner, Gary Moyer, Jenine Whittecar, Cherrisse Brantz, Gary Wonacott and Fred Day.

#### **COMMISSION ACTION:**

COMMISSIONER WHALEN MADE THE MOTION TO CERTIFY THE PORTION OF THE MASTER ENVIRONMENTAL IMPACT REPORT NO. 366139/SCH NO.2014081097 THAT APPLIES TO THIS PROJECT, AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM, AND ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS; AND APPROVE VESTING TENTATIVE MAP NO. 1267874 AND COASTAL DEVELOPMENT PERMIT NO. 1267875. Commissioner Austin seconded the motion. The motion passed by a vote 5-0-2 of with Commissioners Haase, Austin, Quiroz, Whalen and Wagner voting yea and with Commissioners Peerson recusing and Golba absent.

### ITEM – 9: ***Expedite***

#### **MISSION BEACH RESIDENCES – PROJECT NO. 366139**

City Council District: 2                      Plan Area: Mission Beach

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Staff: Jeffrey A. Peterson

Speaker slips in favor of the project submitted by Chris McKellar, Jeff Johnson, Tim McGowan, John Leppert, Marty Ohmstead, Jacob Swim, Robert Hidey, Shawn Shamlou, Jennifer Sucha, Andrew Talbert, Katherine Godfrey, Chris Barlow, Maya Rosas, Tyler Sherer, Allison Rolfe, Ron Matranga-Agorist, John Gross, Marcela Escobar-Eck, Heather Riley, Jean Cheng, Elizabeth Chadwick and Michael Duckor.

Speaker slips in opposition to the project submitted by Deborah Watkins, Stan Sahrt, Christina Starr, Dennis C. Lynch, Fred Day, Andy Chotiner, Cherisse Brantz, Gary Wonacott, Loren Freestone, Donna McCarthy, John Ready, Jenine Whittecar, Gary Moyer, Michelle Rawdin-Baron.

### **COMMISSION ACTION:**

COMMISSIONER WHALEN MADE THE MOTION TO RECOMMEND THE CITY COUNCIL CERTIFY THE PORTION OF THE MASTER ENVIRONMENTAL IMPACT REPORT NO. 366139/SCH NO. 2014081097 THAT APPLIES TO THIS PROJECT, AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM, AND ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS; AND ADOPT AMENDMENTS TO THE GENERAL PLAN AND MISSION BEACH PRECISE PLAN AND LOCAL COASTAL PROGRAM NO. 1283303; AND APPROVE EASEMENT VACATION NO. 1283304 AND VESTING TENTATIVE MAP NO. 1283305; AND APPROVE COASTAL DEVELOPMENT PERMIT NO. 1283306 AND SITE DEVELOPMENT PERMIT NO. 1283307. Commissioner Austin seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Haase, Austin, Quiroz, Whalen and Wagner voting yea and with Commissioners Peerson recusing and Golba absent.

ITEM – 10: ***Continued from December 17, 2015***

### **101 DICKINSON – PROJECT NO. 406244**

City Council District: 3                      Plan Area: Uptown

Staff: Renee Mezo

No speaker slips in favor of the project were submitted.

Speaker slips in opposition to the project submitted by Martha Weld (submitted late).

### **COMMISSION ACTION:**

THIS ITEM WAS WITHDRAWN.

ITEM – 11: **MERGE PDP AMENDMENT – PROJECT NO. 442226**

City Council District: 1                      Plan Area: Carmel Valley

Staff: Morris E. Dye

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Speaker slips in favor of the project submitted by Carol Chase.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF RECOMMENDATIONS. Commissioner Austin seconded the motion. The motion passed by a vote of 5-1-1 with Commissioners Haase, Austin, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz voting nay and with Commissioner Golba absent.

ITEM – 12: **RANCHO MILAGRO – PROJECT NO. 332547**

City Council District: 1                      Plan Area: Pacific Highlands Ranch

Staff: John S. Fisher

Speaker slips in favor of the project submitted by Matt Semic.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF RECOMMENDATIONS. Commissioner Austin seconded the motion. The motion passed by a vote of 5-1-1 with Commissioners Haase, Austin, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz voting nay and with Commissioner Golba absent.

ITEM – 13: **PERMIT REQUIRED STORM WATER STANDARDS MANUAL UPDATE**

City Council District: All                      Plan Area: All

Staff: Sumer Hasenin

Speaker slips in favor of the project submitted by Michael McSweeney.

No speaker slips in opposition to the project submitted were submitted.

**COMMISSION ACTION:**

NO ACTION TAKEN, INFORMATION ITEM ONLY.